CERTIFICATE OF OWNERSHIP

A TRACT OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 30, T2N, R67W OF

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 30, FROM WHICH THE NORTHWEST

THENCE N89°20'36"E, 141.90 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION

THENCE CONTINUING N89°20'36"E, 127.64 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF

SAID SECTION 30 TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE

TOWN OF FIRESTONE AS DESCRIBED IN WARRANTY DEED RECORDED MARCH 21, 1963, IN

THENCE NO0'56'42"W, 30.00 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1641 AT PAGE 517 TO THE NORTHWEST CORNER THEREOF;

THENCE N89°20'36"E, 502.71 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS

STREET ACCORDING TO THE REPLAT OF SEPTEMBER 13, 1907 PLAT OF THE TOWN OF

DESCRIBED IN SAID BOOK 1641 AT PAGE 517 TO THE WEST RIGHT-OF-WAY LINE OF FIRST

FIRESTONE RECORDED IN BOOK 714 AS RECEPTION NO. 1635587 OF THE RECORDS OF WELD

THENCE NO116'24"W, 1275.21 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FIRST

STREET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO ADAM LEPORE

AS DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 9, 1986, IN BOOK 1115 AS RECEPTION

THENCE S88'49'56"W, 125.01 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS

DESCRIBED IN SAID BOOK 1115 AS RECEPTION NO. 2056524 TO THE SOUTHWEST CORNER

THENCE NO1"16'24"W, 27.90 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS

THENCE S89°28'26"W, 431.19 FEET ALONG THE NORTH LINE OF THE SW1/4 OF THE NW1/4

OF SAID SECTION 30 TO THE EASTERLY LINE OF THAT TRACT OF LAND AS MATHEMATICALLY

THENCE S00°56'42"E, 1082.84 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS

MATHEMATICALLY DESCRIBED IN SAID BOOK 362 AT PAGE 29 TO AN ANGLE POINT THEREOF;

THENCE S14"00'18"W, 258.50 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS

MATHEMATICALLY DESCRIBED IN SAID BOOK 362 AT PAGE 29 TO THE SOUTH LINE OF THE

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED

HEREBY DEDICATE TO THE TOWN OF FIRESTONE, THE STREETS AND AVENUES, OUTLOT A AND

UNDER THE NAME AND STYLE OF "FIRESTONE VILLAS SUBDIVISION", A SUBDIVISION OF A PART OF

THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO

OUTLOT C AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER, DO

TO OUTLOT B AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER, DO FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC

UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES), AS EASEMENTS, THOSE PORTIONS OF SAID

COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES,

STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE

WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN

ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF

FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS

COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVICING PUBLIC ENTITIES, AND/OR)QWEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE

OWNED BY MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST

<u>ACKNOWLEDGMENT</u>

, 200____, BY RICHARD T. JABLONSKI, MANAGER,

TARMY

Wy Commission Expires 4-20-0

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21

REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN, AND DO FURTHER

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND

STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS,

FURTHER DEDICATE TO THE TOWN OF FIRESTONE ANY AND ALL INTEREST, RIGHT, TITLE, AND CLAIM

NW1/4 OF SAID SECTION 30 AND THE TRUE POINT OF BEGINNING.

DEDICATE TO FIRESTONE VILLAS HOMEOWNERS ASSOCIATION, IN FEE, OUTLOT D.

DESCRIBED IN SAID BOOK 1115 AS RECEPTION NO. 2056524 TO THE NORTHWEST CORNER

BOOK 1641 AT PAGE 517 OF THE RECORDS OF WELD COUNTY COLORADO;

30 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE UNION PACIFIC

CORNER OF SAID SECTION 30 BEARS NO0'40'13"W, 2667.08 FEET (BASIS OF BEARING),

RAILROAD COMPANY AS MATHEMATICALLY DESCRIBED IN WARRANTY DEED RECORDED

SEPTEMBER 13, 1912, IN BOOK 362 AT PAGE 29 OF THE RECORDS OF WELD COUNTY,

COLORADO, AND THE TRUE POINT OF BEGINNING;

DESCRIBED IN SAID BOOK 362 AT PAGE 29;

AREA = 16.895 ACRES, MORE OR LESS.

TOWN OF FIRESTOME, COLORADO.

RICHARD T. JABLONSKI, MANAGER FIRESTONE VILLAS/CORPORATION

FIRESTONE VILLAS CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

STATE OF COLORADO.

OWNER/DEVELOPER

FIRESTONE VILLAS CORPORATION RICHARD T. JABLONSKI, MANAGER

1383 SOUTH CHERRYVALE ROAD

CIVIL ARTS-DREXEL GROUP, INC.

LONGMONT, COLORADO 80501

1860 LEFTHAND CIRCLE, SUITE A

11184 HURON STREET, SUITE 13

QCI DEVELOPMENT SERVICES GROUP, INC.

BOULDER COLORADO 80303

FRANK N. DREXEL, PLS

<u>SURVEYOR</u>

(303) 682-1131

GARY WHITT, PE

DENVER, CO 80234

(303) 280-9200

ENGINEER

of June

COUNTY, COLORADO;

NO. 2056524;

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, FIRESTONE VILLAS CORPORATION,

THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AS DESCRIBED AS FOLLOWS:

FIRESTONE VILLAS SUBDIVISION

A SUBDIVISION OF A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. AREA = 16.895 ACRES, MORE OR LESS.

WOOSTER AVE JACKSON AVE MONMOUTH AV MONMOUTH AVI TOWN OF **FIRESTONE** BUCHANAN AVE. VICINITY MAP SCALE: 1"=500' **FIRESTONE** BERWICK AVE VILLAS SUBDIVISION FLORENCE AVE. McCLURE AVE

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	11.00'	17.28'	15.56'	S43'43'36"W	90'00'00"
C2	11.00'	17.28'	15.5 6 ′	S46°16'24"E	90°00'00"
C3	11.00'	17.28	15.56'	S46"16'24"E	90'00'00"
C4	11.00'	17.28'	15.56'	S43°43'36"W	90'00'00"
C5	11.00'	17.28'	15.56'	S46"16'24"E	90,00,00
C6	11.00'	17.28'	15.56'	S43°43'36"W	90'00'00"
C7	11.00'	17.28'	15.56'	S46"16'24"E	90'00'00"
C8	11.00'	17.28'	15.56'	S43°43'36"W	90'00'00"
C9	50.00'	78.53'	70.70'	N43°43'18"E	89*59'24"
C10	50.00'	83.52'	74.14'	S43°25'43"E	95*42'33"
C11	50.00'	45.04'	43.54'	S30°14'04"W	51*37'02"
C12	50.00'	50.02'	47.96'	N27"23'06"E	5718'59"
C15	41.00'	29.80'	29.15'	S22°05'48"E	41°38'49"
C16	50.00'	19.61'	19.49'	S31°40'55"E	22*28'37"
C17	50.00'	59.71'	56.23'	S13°46'05"W	68*25'23"
C18	50.00'	36.21'	35.42'	S68*43'37"W	41°29'39"
C19	50.00'	35.29'	34.56'	S70"18'24"E	40°26'19"
C20	50.00'	39.39'	38.38'	S27*31'00"E	45*08'30"
C21	50.00'	39.55'	38.53'	S17*42'50"W	45°19'11"
C22	41.00'	29.80'	29.15'	S19'33'01"W	41*38'49"
C23	50.00'	229.77'	74.73	S88*43'36"W	26317'39"

LINE TABLE

EASEMENTS NOTES

ALL EASEMENTS DIMENSIONED 10' ARE 10' DRAINAGE & UTILITY EASEMENTS.

ALL EASEMENTS DIMENSIONED 7.5' ARE 7.5' DRAINAGE & UTILITY EASEMENTS. ALL EASEMENTS DIMENSIONED 5' ARE 5' DRAINAGE & UTILITY EASEMENTS.

ALL EASEMENTS DIMENSIONED 9' ARE 9' DRAINAGE & UTILITY EASEMENTS.

ALL EASEMENTS DIMENSIONED 20' ARE 20' DRAINAGE & UTILITY EASEMENTS AND ARE SUBJECT TO THE EASEMENT AGREEMENT WITH TRI-AREA SANITATION DISTRICT AS RECORDED BY SEPARATE INSTRUMENT.

HORIZON BANKS, N.A.

ACCEPTANCE OF DEDICATION

THIS IS TO CERTIFY THAT THE DEDICATION OF OUTLOT D HAS BEEN ACCEPTED BY FIRESTONE VILLAS HOMEOWNERS ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, ON THIS _____ DAY OF . "FIRESTONE VILLAS SUBDIVISION

IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "FIRESTONE VILLAS SUBDIVISION" REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING IN ACCORDANCE WITH APPLICABLE STATE LAW, THAT THE PLAT ACCURATELY AND PROPERLY SHOWS THE SUBDIVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND

> COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305 4-20-07

- 1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NW1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., BEARS NO0'40'13"W AS MONUMENTED AND SHOWN HEREON.
- 2. SET #6 REBAR WITH 2-1/2 INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS AND WHERE NOTED "SET" UNLESS OTHERWISE NOTED.
- 3. RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN AS DISCLOSED IN FIRST AMERICAN TITLE INSURANCE COMPANY POLICY J565366 (FILE UO28719A96) DATED
- 4. APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS DITCHES AND POWER LINES ARE SHOWN FROM FIELD LOCATION OF SURFACE FEATURES. NO ADDITIONAL RESEARCH WAS COMPLETED.
- 5. THE PHYSICAL OR APPARENT POSITION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD WAS ESTABLISHED 75 FEET EASTERLY AND 150 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE CENTERLINE OF THE MAIN LINE TRACK. THE POSITION OF THE TRACK, WHICH HAS BEEN REMOVED, WAS ESTABLISHED FROM THE AVERAGE CENTERLINE POSITION OF PILINGS FOR ABANDONED RAILROAD TRESTLES LOCATED ALONG THE MAIN LINE TRACK NORTH AND SOUTH OF THE SUBJECT PARCEL. THIS POSITION AGREES WITH THE POSITION OF THE EXISTING ROAD BED AND AGREES WITH SEVERAL CONCRETE FENCE POSTS FOUND ALONG THE EASTERLY RIGHT-OF-WAY LINE WHICH ARE BELIEVED TO MARK THE RIGHT-OF-WAY.
- 6. THE MATHEMATICAL POSITION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD WAS ESTABLISHED IN ACCORDANCE WITH THE MATHEMATICAL DESCRIPTION IN WARRANTY DEED RECORDED SEPTEMBER 13, 1912, IN BOOK 362 AT PAGE 29 OF THE RECORDS OF WELD COUNTY, COLORADO. THE BASIS OF BEARING HELD FOR THIS DESCRIPTION WAS THE CENTERLINE OF THE MAIN LINE TRACK AS DESCRIBED IN NOTE 5.
- THE PHYSICAL OR APPARENT POSITION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD THAT BEARS N14"00'18"E WAS ESTABLISHED BY HOLDING THE NORTHWESTERLY SIDE OF A PAIR OF EXISTING 6"x6" CONCRETE FENCE POSTS WHICH ARE BELIEVED TO MARK THE RIGHT-OF-WAY LINE, AND HOLDING THE BEARING AS MATHEMATICALLY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK
- THE MATHEMATICAL POSITION OF THE SOUTHERLY PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD WAS ESTABLISHED 75 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE MATHEMATICAL POSITION OF THE NORTHERLY PORTION OF THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN NOTE 6.
- 9. ACCORDING TO THE RIGHT-OF-WAY MAP (DRAWING NO. 20142, DATED JUNE 1, 1911) PROVIDED BY THE UNION PACIFIC RAILROAD, THAT TRIANGULAR SHAPED PARCEL WITHIN 'OUTLOT B', INDICATED ON THE ACCOMPANYING MAP BY CROSS-HATCHING, IS RAILROAD RIGHT-OF-WAY.
- THE DESCRIPTION OF THAT TRACT OF LAND CONVEYED TO LARRY PLANTZ AND TOM DAY IN WARRANTY DEEDS RECORDED MAY 2, 1997, IN BOOK 1604 AS RECEPTION NO.s 2546209 & 2546210 APPEAR TO CONVEY TITLE TO THIS CROSS—HATCHED
- THIS PARCEL IS ALSO NOT SPECIFICALLY EXCEPTED IN THE LEGAL DESCRIPTION SET FORTH IN SCHEDULE "A" OF FIRST AMERICAN TITLE INSURANCE COMPANY POLICY J565366 (ORDER U028719A96) DATED MAY 5, 1997, AND A SEARCH BY SECURITY TITLE GUARANTY COMPANY FAILED TO DISCLOSE ANY RECORDED DOCUMENTS CONVEYING TITLE TO OR ACKNOWLEDGING OWNERSHIP BY EITHER THE UNION PACIFIC RAILROAD COMPANY OR ANY OTHER PARTIES.
- 10. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 080241 0001 B, REVISED TO REFLECT LOMR, DATED NOVEMBER 6, 2002, TOWN OF FIRESTONE, WELD COUNTY, COLORADO, THE SUBJECT PROPERTY LIES WITHIN: (1) REVISED 100-YEAR FLOODPLAIN; (2) ZONE B, REVISED 500-YEAR FLOODPLAIN; AND (3) ZONE C, AREAS OF MINIMAL FLOODING. THE APPROXIMATE POSITIONS OF THESE FLOOD ZONES ARE SHOWN HEREON BUT SHOULD NOT BE RELIED UPON FOR ANY
- 11. OUTLOTS A & B ARE DEDICATED TO THE TOWN OF FIRESTONE FOR OPEN SPACE PURPOSES. OUTLOT C IS DEDICATED TO THE TOWN OF FIRESTONE FOR PUBLIC RIGHT-OF-WAY. OUTLOT D IS DEDICATED TO FIRESTONE VILLAS HOMEOWNERS ASSOCIATION FOR SIGN AND OPEN SPACE PURPOSES. ALL OUTLOTS ARE TO BE MAINTAINED BY THE FIRESTONE VILLAS HOMEOWNERS ASSOCIATION.
- 12. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, CO 80501.
- 13. ACCORDING TO THE TECHNICAL MEMORANDUM SUBSIDENCE ANALYSIS, FIRESTONE VILLAS SUBDIVISION, FIRESTONE, COLORADO, DATED APRIL 4, 2000, THE SUBJECT PROPERTY LIES WITHIN SUBSIDENCE HAZARD ZONES: (1) ZONE I - HORIZONTAL GROUND STRAINS LESS THAN OR EQUAL TO .002; (2) ZONE II - STRAINS GREATER THAN .002 BUT LESS THAN .005; AND (3) ZONE III - STRAINS EQUAL TO OR GREATER THAN .005 BUT LESS THAN .01. THE APPROXIMATE POSITIONS OF THESE SUBSIDENCE HAZARD ZONES ARE SHOWN HEREON.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF "FIRESTONE VILLAS SUBDIVISION" WAS APPROVED ON THIS DAY OF THE TOWN OF FIRESTONE, ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID

PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

ATTORNEY'S CERTIFICATE

OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED AND FOUND THE TITLE TO ALL

LANDS TO BE DEDICATED TO THE PUBLIC BY THIS PLAT TO BE FREE AND CLEAR OF ALL

MONETARY LIENS AND ENCUMBRANCES (SUCH AS MORTGAGES, DEEDS OF TRUST, MECHANIC

, A LICENSED ATTORNEY JUN THE STATE

LENDER CONSENT

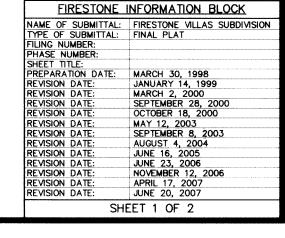
200_____, AS SHOWN ON THIS PLAT OF

RICHARD T. JABLÓWSKI. MANAGEF

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT.

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF

Engineering • Planning • Surveying 1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131



PURPORTED COPY

